

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/18/00244
Site Address:	Colt International Ltd, New lane, PO9 2LY
Development:	Mixed use development, residential and employment floorspace
Case Officer:	DAVIS EAVES
Comments by:	Julie Clark
Date of Comments:	16/05/2018

Housing:

This is an outline application is for a mixed use development comprising up to 100 new homes, including up to 40% affordable, and 2860sqm of employment floorspace.

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), and the governments Ministerial Statement published during the summer of 2016, mean that developments of 11 units or more would be required to provide 30-40% affordable housing on site; Havant Borough Council Draft Local Plan 2036 states that town centres should be able to include 20% affordable housing. The applicants have referenced this requirement within their Design and Access statement.

The proposals comprise of a mixed development that will include 99 residential units:

Unit type	Number
1 Bed Flat	29
2 Bed Flat	30
2 Bed House	17
3 Bed House	19
4 Bed House	4
TOTAL	99

The demand for affordable housing remains high within Havant borough; as at 15th May 2018 there were 1822 households registered on Hampshire Home Choice seeking accommodation in our area and of these 882 are waiting for a one-bedroom home, 641 for a two bed, 224 for a 3 bed, and 75 for a 4+ bedroom home. Waiting times for Band 3 applicants for April 2017 to March 2018 are within the range of 3 to 8 years (for a 4 bed) depending on the property size.

The location of the development is near to local services (bus transport, retail, medical, and educational), and for this reason I would expect the affordable provision to include all of the sizes and types of home as all household types from single people through to larger families, and there to be a tenure split of around 70/30 Affordable Rent/ Shared Ownership. In addition I would expect the affordable provision to mirror the market provision in terms of property type and size as this should help to create a mixed and well-integrated community.

As stated above the applicants have acknowledged affordable provision of between 30 and 40%. For illustrative purposes, and this consultation response I have

assumed 35%, which would equate to 35 units, and an initial suggested mix, taking into account our current registration numbers and waiting time on Hampshire Home Choice, would be:

Unit type	Number
1 Bed flat	10
2 Bed flat	10
2 Bed house	7
3 Bed house	7
4 Bed house	1
TOTAL	35

The final affordable mix will be agreed with the Council and will form part of the S106 agreement.

I am very pleased to see that the applicants will be constructing these homes to lifetime Homes standards and that a lift will be provided to enable those residents, or their visitors, with mobility issues to access the new homes.

Moving forward t Housing would support this development proposal pending confirmation of final affordable housing numbers, type, and tenure.

Julie Clark
Housing Manager (Development)
16/05/2018